



Statement of Information

Sections 47AF of the Estate Agents Act 1980

42 Inverness Avenue, THE BASIN 3154

House



3 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$590,000 - \$649,000

Median sale price

Median **House** for **THE BASIN** for period **Nov 2017 - Nov 2018**

Sourced from realestate.com.au.

\$663,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

55 Government Road,
The Basin 3154

Price **\$581,000** Sold 23 June
2018

1220 Mountain Highway,
The Basin 3154

Price **\$647,500** Sold 17
November 2018

32 Heath Avenue,
Ferntree Gully 3156

Price **\$594,950** Sold 05
November 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

Stockdale & Leggo Ferntree Gully

Shop 1, Mountain Gate Centre,
Ferntree Gully Road,
Ferntree Gully VIC 3156

Contact agents



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**Stockdale
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